



WENTWORTH ROAD, NW11
£1,295,000 FREEHOLD

A SPACIOUS 4 BEDROOM, 4 BATHROOM SEMI-DETACHED FAMILY HOME

4 Bedrooms/ 4 Bathrooms/ Large Kitchen & Dining Area/ South Facing Rear Garden/ Great Location/ Chain Free/ EPC Rating: E/ Council Tax Band: BARNET G



DESCRIPTION:

We are delighted to offer this deceptively spacious 4 bedrooms, 4 bathrooms semi-detached family house in this most convenient and quiet location only moments from Golders Green Tube Station.

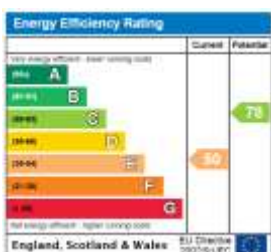
Wentworth Road is split in 2 directions off Ravenscroft Avenue, this, the upper section is located adjacent to the Finchley Road and Hoop Lane but cannot be directly accessed by vehicular traffic from either, making it both quiet and very central. The house's accommodation is over 3 floors and comprises, on the ground floor, a bright and contemporary lounge and dining room, a guest WC/shower room and a modern kitchen and dining area with double doors onto the secluded rear garden.

On the 1st floor there are 3 bedrooms with a large ensuite bathroom to the main bedroom (originally bedroom 4) plus a family bathroom. On the 2nd floor (originally the loft area) there is an additional bedroom and en suite shower room plus still a significant amount of storage space or even potential to increase the size of this top floor area.

Externally, to the front of the house is an area of hard standing with a dropped kerb from the road (suitable for off street parking for most types of car). To the rear of the house is an easy to maintain patio and shingle South facing garden, well screened, from adjoining neighbours. The entire house appears to have been extremely well maintained and is ready for immediate occupation if desired. Alternatively there is scope for further enlargement or modernisation if required. In our opinion it is extremely rare to find a 4 bedroom property with 4 bathrooms in such a well located position, in addition highly convenient for all local transport facilities plus the shops, parks and local amenities.

The property is well priced and we anticipate strong demand.

Viewing is highly recommended.

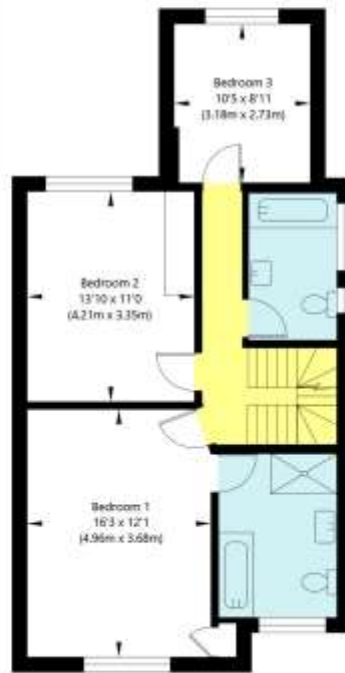




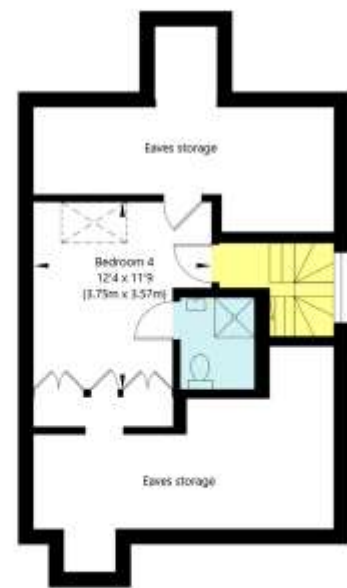
Wentworth Road, London NW11 0RT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 76.79 SQ M / 827 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 65.34 SQ M / 703 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 20.98 SQ M / 226 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 163.11 SQ M / 1756 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.